

South Carolina Real Estate Commission
Special-Called Meeting Minutes
Thursday, March 5, 2026 at 10:00 am
WebEx

Public notice of this meeting was properly posted at the S.C. Real Estate Commission Office, Synergy Business Park, Kingstree Building, Commission website, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act.

Commissioners Present:

John Rinehart, Chair – 5th Congressional District
David Burnett, Vice-Chair – 4th Congressional District
Allen Wilkerson – 2nd Congressional District
William “Andy” Lee – 3rd Congressional District
Janelle Mitchell – 6th Congressional District
Andrew Streett – 7th Congressional District
Johnathan Stackhouse – Public Member
Thomas Dugas, Esq. – Public Member

SCLLR STAFF PRESENT:

Erica Wade, Commission Executive
Ashlynn Brown, Administrative Coordinator
Brandy Duncan, Esq., Office of Advice Counsel
Joi Middleton, Education Manager

PRESENT:

Jennifer Nicely
Louis Dettorre, SCR

CALLED TO ORDER: Mr. Rinehart called the meeting to order at 2:01 p.m.

APPROVAL OF AGENDA

Motion: To approve the agenda.

Mr. Stackhouse made a motion to approve, which was seconded by Mrs. Mitchell. The motion was carried by unanimous vote.

INTRODUCTION OF COMMISSIONERS AND STAFF

Commissioners and staff introduced themselves.

APPROVAL OF EXCUSED ABSENCES

Motion: To approve the absences of Gary Pickren and Daniel Moskowitz.

Mrs. Mitchell made a motion to approve, which was seconded by Mr. Wilkerson. The motion was carried by unanimous vote.

DISCUSSION AND REVIEW OF THE 2026-2028 BROKER-IN-CHARGE CORE COURSE

Mrs. Nicely presented the 2026-2028 Broker-in-Charge Mandatory Core course. For this particular Bi-annual period, the courses are going to focus on duties and responsibilities of the Broker-in-Charge as well as Office Inspections. The courses will take real case studies and show students how these cases reflect the statutes and the process and procedures of office inspections. All instructors, whether they teach synchronous or asynchronous, will teach the same information. The PowerPoints the instructors would present, have interactive slides and include slide notes for the instructors. Instructor notes have plenty of information; including examples. Mrs. Nicely believed that the content is important and the delivery of the content is what makes it effective.

The Commissioners then gave their input on the course and made suggestions to formatting, editing information for more clarity, and addition of information regarding Trust/Escrow Compliance, and best practices.

Mrs. Nicely reminded the Commission that if any statutes or regulations change during the time of the contract for any courses, she can update the materials in real time and not have anything outdated taught.

Once the suggestions and changes from the Commission have been updated in the materials, staff will bring the materials before the Commissioners for final approval.

DISCUSSION OF INSTRUCTOR CERTIFICATION-JENNIFER NICELY

Mrs. Nicely presented the instructor requirements for Florida and North Carolina. South Carolina's statutes currently states that licensees and instructors must be minimally competent. She is suggesting the Commission should look over the regulations, and create regulations that require higher standards for South Carolina instructor requirements. Discussion ensued. Commissioners all agreed that the issue of whether amendments to section 105-10 of the South Carolina Regulations should be examined in more detail.

Motion: For the regulation taskforce to reconvene for the purpose of discussing and researching potential additions, removals, or amendments to section 105-10 of the regulations.

Mr. Lee made a motion to approve, which was seconded by Mrs. Mitchell. The motion was carried by unanimous vote.

PUBLIC COMMENTS

Mr. Burnett inquired if the Real Estate Commission had a representative at the sub-committee hearing that occurred earlier in the day regarding House bill 3021 and Senate bill 254. Mr. Burnett believes it may be beneficial to have a Commission representative for similar hearings, especially those regarding deregulation.

Motion: To approve Mr. Lee to speak on behalf of the Commission for future general assembly and legislative committees regarding deregulation.

Mr. Stackhouse made a motion to approve, which was seconded by Mrs. Mitchell. The motion was carried by unanimous vote.

Mr. Lee asked Ms. Nicely for a progress update on the Commercial Core Course. Ms. Nicely gave an update and believes that there is a need for a commercial sub-committee to meet and provide her with information needed for the course material. Mr. Dugas offered his assistance if needed. Mr. Wilkerson reminded the Commission of the discussion from the February 15th meeting, and that he will be reaching out to Ms. Nicely to assist with any questions she may have regarding commercial real estate practice. Ms. Nicely believes July 1st is manageable to have the course completed.

ADJOURNMENT

The meeting adjourned at 3:13 p.m.